



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **PM-3**

June 20, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC WORKS HEADQUARTERS BUILDING  
SEISMIC RETROFIT PROJECT  
AWARD SUPPLEMENTAL AGREEMENT 3  
SPECS. 5449; C.P. 70476  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Award and authorize the Director of Public Works to execute Supplemental Agreement 3 to Contract PW 11967 with Black & Veatch to provide additional consultant services for the Public Works Headquarters Building seismic retrofit and site improvements for a not to exceed fee of \$1,972,000 and establish the effective date following Board approval.
2. Approve the revised project budget of \$26,886,000 for design and construction of the Public Works Headquarters Building seismic retrofit project.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended consultant engineering services supplemental agreement with Black & Veatch provides additional design and construction administration services for seismic strengthening of the Public Works Headquarters Building.

On June 2, 1998, your Board authorized \$17,000,000 for the Public Works Headquarters Building seismic retrofit to be financed by a Federal Emergency Management Agency Hazard Mitigation Grant and the Flood Control District.

On March 16, 1999, your Board awarded a consultant engineering services agreement with Black & Veatch to provide a conceptual study, design services, and construction phase services for the Public Works Headquarters Building retrofit for a not to exceed fee of \$1,249,190.

As part of the conceptual study, Black & Veatch investigated a combination of six internal and external seismic retrofit schemes. Public Works selected the external cable-stayed system because it is the most cost-effective among the six schemes and has the least operational impacts on building users. This retrofit scheme is also the most timely in meeting FEMA's grant deadline of construction completion by November 22, 2004.

After selecting the external cable-stayed system, the engineer performed an additional study and refinement of the selected scheme to reduce its impact on and ensure architectural compatibility with the building. A structural peer review was also performed to develop a professional consensus on the viability of the selected scheme for its intended use. The peer review team analyzed and confirmed that the exterior cable-stayed system would strengthen the existing structure to resist a major earthquake and meet the objectives of basic safety requirements as defined by FEMA guidelines. These studies increased the design duration by 21 months and added 3 months to the construction duration.

The cable-stayed system includes four exterior columns, one at each corner of the building, tied to the column bases by tension cables and connected at every floor corner with a system of compression struts (see photo in Enclosure B). This scheme includes protective cladding at each column and base along with modification of the site entrances and landscaped areas originally not programmed as part of this hazard mitigation project. These portions of the project were included after the September 11, 2001, tragedy to improve our entrance security. The cable-stayed system increases the building's ability to resist earthquakes and ensures uninterrupted operation of Public Works Emergency Operations Center after a major earthquake.

Supplemental Agreements 1 and 2 for an aggregate amount of \$23,060 authorized Black & Veatch to further evaluate and refine the external cable-stayed concept. The

recommended Supplemental Agreement 3 is for additional A/E design services to complete the cable-stayed system design and construction administration.

The revised project budget of \$26,886,000 is a net \$9,886,000 increase to the approved conceptual budget and includes increased construction, consultant, jurisdictional review, and miscellaneous costs. The construction increase of \$6,370,000 includes \$2,236,000 for the external cable-stayed system scheme; \$3,277,000 to improve the circulation, security, and landscaping to the site entrances, which was not part of the original project program; \$1,190,000 for change order contingency; and a decrease of \$333,000 in relocation costs. The soft cost increase of \$3,916,940 includes \$1,624,000 to complete the engineering design of the external cable-stayed system scheme; \$348,000 to design site improvements; \$1,136,000 for construction management; and \$808,940 for jurisdictional, survey, testing, inspection, and structural peer reviews.

Following completion of construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goal of Service Excellence as this contract will support the hazard mitigation of a public facility and ensure availability of support for the community after a major disaster.

### **FISCAL IMPACT/FINANCING**

This 2002-03 expenditure will be funded through FEMA's Hazard Mitigation Grant and the Flood Control District.

The total revised estimated project cost, including equipment, construction administration services, consultant fees, and County services, is \$26,886,000.

The Project Schedule and Budget Summary are included in Enclosure A.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN, and Child Support Compliance.

### **ENVIRONMENTAL DOCUMENTATION**

On June 2, 1998, your Board found the seismic retrofit project categorically exempt as specified in Appendix G, Subsection C, of the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. However, because of the aesthetic impact of the proposed cable-stayed system and in the interest of the surrounding community, Public Works is proceeding with an environmental analysis following the California Environmental Quality Act and the National Environmental Policy Act guidelines.

### **CONTRACTING PROCESS**

The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work. The proposed fee increases the total contract amount from \$1,272,250 to \$3,244,000, inclusive of previously approved Supplemental Agreements 1 and 2.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended agreement as this agreement is for non-Proposition A services.

Black & Veatch's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on any other programs or projects as a result of this action.

The Honorable Board of Supervisors  
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**CONCLUSION**

Please return one adopted copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

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Enc.

cc: Auditor-Controller  
Chief Administrative Office  
County Counsel  
Department of Social Services (GAIN Program)

June 20, 2002

**ENCLOSURE A  
PUBLIC WORKS HEADQUARTERS BUILDING  
SEISMIC RETROFIT PROJECT  
AWARD SUPPLEMENTAL AGREEMENT 3  
SPECS. 5449; C.P. 70476**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Board Authorization	03/16/99*	03/16/99*
Notice to Proceed	04/01/99*	04/01/99*
Project Definition/Program	05/22/00*	05/22/00*
Design Contract Execution Supplemental Agreement 3 Construction Document Submittal Jurisdictional Approval	 12/04/00 04/25/01	 06/04/02 11/22/02 01/24/03
Construction Bid and Award	08/16/01	08/22/03
Construction Substantial Completion - Seismic Retrofit Acceptance - Seismic Retrofit Substantial Completion - Site Improvement Acceptance - Site Improvement	 08/16/02	 10/01/04 11/12/04 03/04/05 04/05/05

\* Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

<b>Budget Category</b>	<b>Approved Project Budget</b>	<b>Impact of This Action</b>	<b>Revised Project Budget</b>
Construction			
(a) Seismic Retrofit	\$ 13,636,000	\$2,236,000	\$ 15,872,000
(b) Site Improvements	-0-	\$3,277,000	\$ 3,277,000
(c) Change Orders (10 percent)	\$ 725,000	\$1,190,000	\$ 1,915,000
(d) Relocation	<u>\$ 384,000</u>	<u>(\$333,000)</u>	<u>\$ 56,000</u>
Subtotal	\$ 14,745,000	\$6,370,000	\$ 21,120,000
Consultant Services			
(a) Design Seismic Retrofit	\$ 1,249,000	\$1,624,000	\$ 2,876,000
(b) Design Supplements 1 and 2		\$ 23,060	\$ 23,060
(c) Design Site Improvements	-0-	\$ 348,000	\$ 348,000
(d) Construction Management	*	\$1,136,000	\$ 1,195,000
(e) Survey, Testing, and Inspection	*	\$ 421,940	\$ 421,940
(f) Peer Review	-0-	<u>\$ 215,000</u>	<u>\$ 215,000</u>
Subtotal	\$ 1,249,000	\$3,768,000	\$ 5,056,000
Miscellaneous Expenditures			
(a) Print/Blueprinting	*	\$ 26,000	\$ 25,000
(b) Legal Advertising	*	<u>\$ 4,000</u>	<u>\$ 4,000</u>
Subtotal		\$ 30,000	\$ 29,000
Jurisdictional Review and Plan Check	*	\$ 142,000	\$ 142,000
County Services	\$ 1,006,000	(\$ 424,000)	\$ 539,000
<b>TOTAL</b>	<b>\$ 17,000,000</b>	<b>\$ 9,886,000</b>	<b>\$ 26,886,000</b>

\* These services were included as part of County services.